

Affordable Homeownership Opportunity

**The Town of North Hempstead
Long Island Housing Partnership Inc.
The North Hempstead Community Development Agency and Nassau County
present
The New Cassel Workforce Housing Program**

The Long Island Housing Partnership Inc. (LIHP) will be accepting **Lottery Intake Applications** to establish a list of eligible homebuyers to purchase three (3) newly constructed and one (1) completely renovated single family home in the Hamlet of New Cassel, Nassau County NY.

To be placed on the list an applicant must: Complete and submit a Lottery Intake Application.

To be eligible to purchase a home an applicant must:

- Have a household income that does not exceed the limits shown below:

Household Size	1	2	3	4	5	6	7	8
Income	\$62,100	\$70,950	\$79,800	\$88,650	\$95,750	\$102,850	\$109,950	\$117,050

- Have a minimum down payment of 3% of the purchase price plus closing costs.
- Have sufficient income to make mortgage payment, including property taxes and insurance.
- Have a good credit and employment history to satisfy the mortgage lender's requirements and be able to secure a mortgage.
- Attend pre purchase mortgage counseling at LIHP.
- Meet the criteria described in the Program Guidelines

Under the provisions of the program, three newly constructed homes and one renovated home will be offered for sale to eligible households. Homes are located on Urban Avenue and Sheridan Street in New Cassel NY. The new homes have 3 bedrooms, 1 ½ bathrooms and a garage. The cooperative efforts of the North Hempstead Community Development Agency, the Town of North Hempstead, Nassau County, and the Long Island Housing Partnership Inc. have enabled the homes to be sold at the following price:

**Estimated Sales Price To Homebuyer:
\$225,000 - \$235,000 (After Subsidy)**

A **lottery** will be held to determine the order in which an applicant will be ranked on the intake list to purchase a home. Lottery Intake Applications and Program Guidelines are available online at lihpa.org, through the mail by calling LIHP, or in person at:

Long Island Housing Partnership Inc.
180 Oser Avenue, Suite 800
Hauppauge, NY 11788
Telephone # (631)435-4710

Completed intake applications must be received at LIHP's office or post-marked by **October 31, 2017** to be included in the lottery. Applications received after **October 31, 2017** will be assisted on a first come first served basis after lottery applicants are served.

Fair Housing Laws will be followed

